

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

**CHARLES M. SCHULZ -
HIGHLAND ARENA – SOUTH**
800 S. Snelling Avenue
Saint Paul, MN 55116

Facility Manager:
Ryan Ries, Project Manager



Ryan Ries, Project Manager, verified the building information in this report. He can be reached at 651-748-2500, ext. 310.

SITE LOCATION

◆ SITE FEATURES

1. Overall Size: 4 Acres
2. Parking On-Site: 164 General Spaces; 10 Accessible
3. Site Description: The Ramsey County Board recently renamed this arena as the **Charles M. Schulz – Highland Ice Arena Complex**, in honor of the Peanut's character founder. This site features two (2) ice arenas; Highland Arena South and Highland Arena North. These arenas are easily located by surrounding landmarks including the Saint Paul Water Utility's two large water towers and underground water storage facility.

◆ ADJACENT LAND USES:

The surrounding land use is exclusively city-owned land with Highland Park Golf Course to the south/east, and Saint Paul Water Utility on the south, west, and north.

◆ ACCESS TO MAJOR ROADWAYS:

Snelling Avenue is one block west, and Ford Parkway heading east terminates at the arena parking lot.

◆ ACCESS TO PUBLIC TRANSIT:

This arena has several Metro Transit routes providing service including routes No. 94J, 94H, 52F, and 4 along Snelling Avenue, and routes No. 9, 49, 94H, and J, along Ford Parkway.

BUILDING HISTORY

- ◆ YEAR BUILT 1973

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- ♦ OWNERSHIP STATUS county-owned
- ♦ OVERALL SIZE 25,920 square feet
- ♦ SEATING CAPACITY 150

BUILDING DESCRIPTION/USE

ARCHITECTURAL DESCRIPTION: Exterior is a pre-cast rake finish masonry panel.
Roof is metal decking supported by clear span bar-joists with exterior support structure.
Roof material is bituminous built-up.

- ♦ Ice Arena Use: October – March
- ♦ Dry floor events and rollerblading: April – September

BUILDING CONDITION SYNOPSIS

GOOD CONDITION indicates no upgrade required.

FAIR CONDITION indicates significant upgrade required within 5 years.

POOR CONDITION indicates immediate repair or replacement is warranted.

COMPLIANT/NON-COMPLIANT – American Disability Act.

- ♦ ARCHITECTURAL SYSTEMS STATUS

Exterior Walls	Pre-cast Masonry	Good Condition
Windows	HM Frame	Good Condition
Roof	Built-up	Good Condition
Interior Roof Decking	Metal	Good Condition
Interior Partitions	Block	Good Condition
Flooring	Skate tile	Good Condition
Dasher Board/Spectator Shield	Wood/Plexiglas	Good Condition
Scoreboards		Good Condition
- ♦ ENGINEERING SYSTEMS STATUS

Refrigeration system	R/22 Indirect	Good Condition
Plumbing	Copper	Good Condition
General Electric	480/277	Good Condition
Furnace (1)	Gas	Good Condition
Radiant Heaters (3)	Gas	Fair Condition
- ♦ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Security System	Burglary	Poor Condition
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- ♦ ACCESSIBILITY STATUS

Barrier Removal		Fair Condition
Signage	Throughout	Non-Compliant

RECORD OF BUILDING UPGRADES AND ADDITIONS

- ♦ SYSTEM UPGRADES:

1991:	Interior Roof Decking Repainted
1997:	Replaced Scoreboard
1998:	Rink Refrigeration System Retrofit
1998:	Replaced arena exhaust fans
1998:	Replaced furnace
2000:	Exterior steel support structure repainted

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2003: Replaced Built up roof and roof flashings
2008: Interior Roof Decking Repainted
2008: Low emissivity ceiling installed in rink area
2008: Modified and enlarged players boxes
2009: Replaced dasher boards
2009: Installed puck stop netting on rink ends
2009: Replaced two refrigeration compressors
2009: Replaced Hot water heater
2009: Replaced rink speakers
2009: Replaced players entrance / exit door
2009: Replaced toilet partitions and skate tile in lower restrooms
2011: Replaced RTU in synthetic ice area
2012: Replaced OH door from Zamboni to rink area
2012: Replaced three exit doors in rink area
2012: Replaced skate tile in rink area
2013: Replaced hockey scoreboard
2013: Installed gravity louvers on both arena exhaust fans
2013: Replaced sink and urinal in lower men's restroom
2013: Re-sealed precast joints
2014: Roof repairs at superstructure penetrations
2014: Replaced lower lobby and office doors
2014: Replaced skate tile in players boxes
2014: Exterior wall packs replaced with LED

♦ ADDITIONS:

1998: Added North Arena and combined team rooms
1998: Added synthetic ice surface on South end

♦ ALTERATIONS:

1996/2005: Replaced rink lighting
2002: Updated bleachers to be in compliance with State/Local codes
2013: Added two Arid Dry desiccant units in rink area

AVAILABLE BUILDING REPORTS AND STUDIES

- ♦ Electrical Heat Scan Report; D-tech, 1997, 2000, 2001, 2003, 2004, 2006 and 2007
- ♦ Energy Audit Report; Sam Stewart Assoc., 1996
- ♦ ADA Compliance Report and Transition Plan; RC Risk Management, 1997
- ♦ Energy Audit Report; Franklin Energy., 2012
- ♦ Site survey, Anderson Engineering, 2014

RECORD OF GROUND UPGRADES AND ADDITIONS

♦ BITUMINOUS:

1972: Original lot built
1998: Lower lot built with arena addition
1999: Original lot repaved
2008: Re-grade haul road and added millings
2009: Oil and chip seal upper lot
2014: Temporary drainage work along west side of building